HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

New Home Market

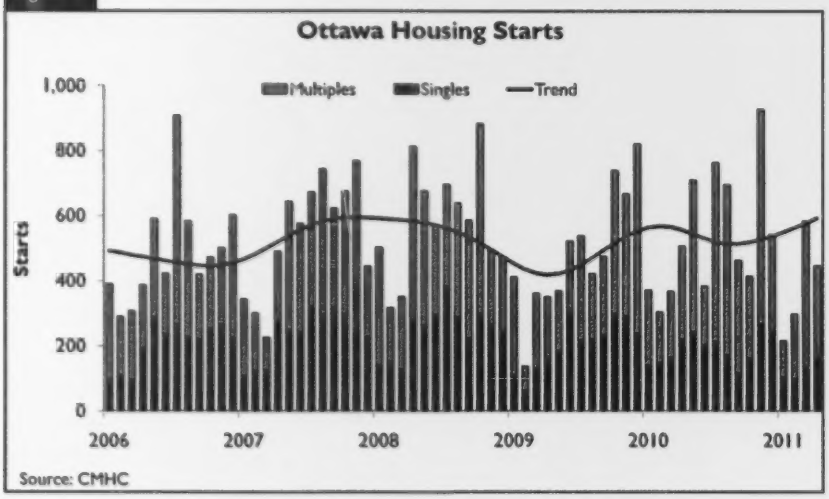
Ottawa Townhome Starts Lead in April

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined in April by almost 12 per cent when compared to the same month a year earlier. Nevertheless, year-to-date total starts remain stable in relation with the same period a year earlier.

Consistent with the trend seen in the first quarter, single-detached family homes construction continues to slow, falling behind by 21 per cent when compared with the same month in 2010. Almost half of the total construction in April was accounted by the townhouse segment, increasing by more than thirty per cent when compared to April 2010.

High percentage of townhomes resulted in driving up year-to-date multiple-family dwellings to two thirds of all residential construction in the Ottawa CMA. This trend has been

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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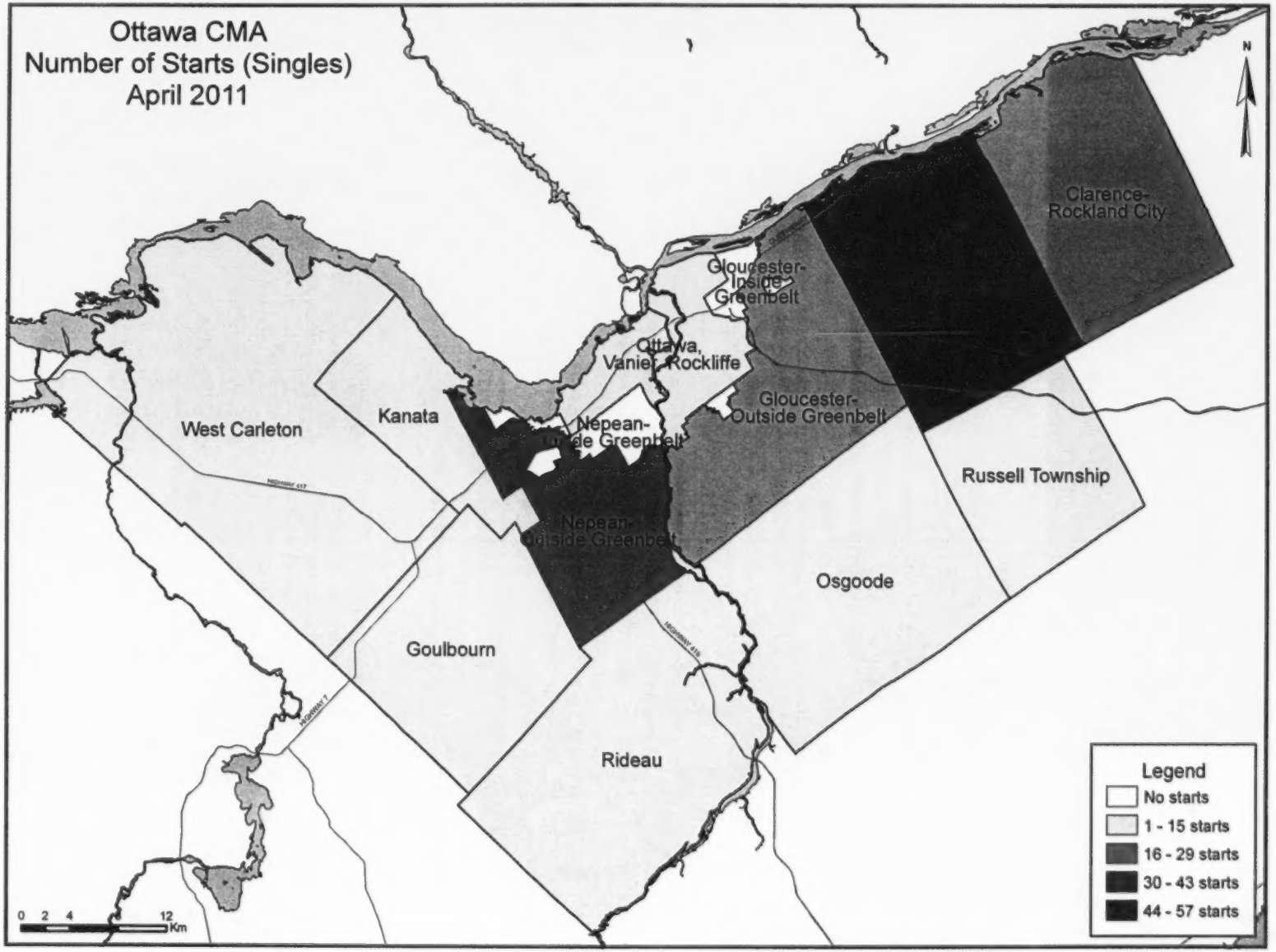
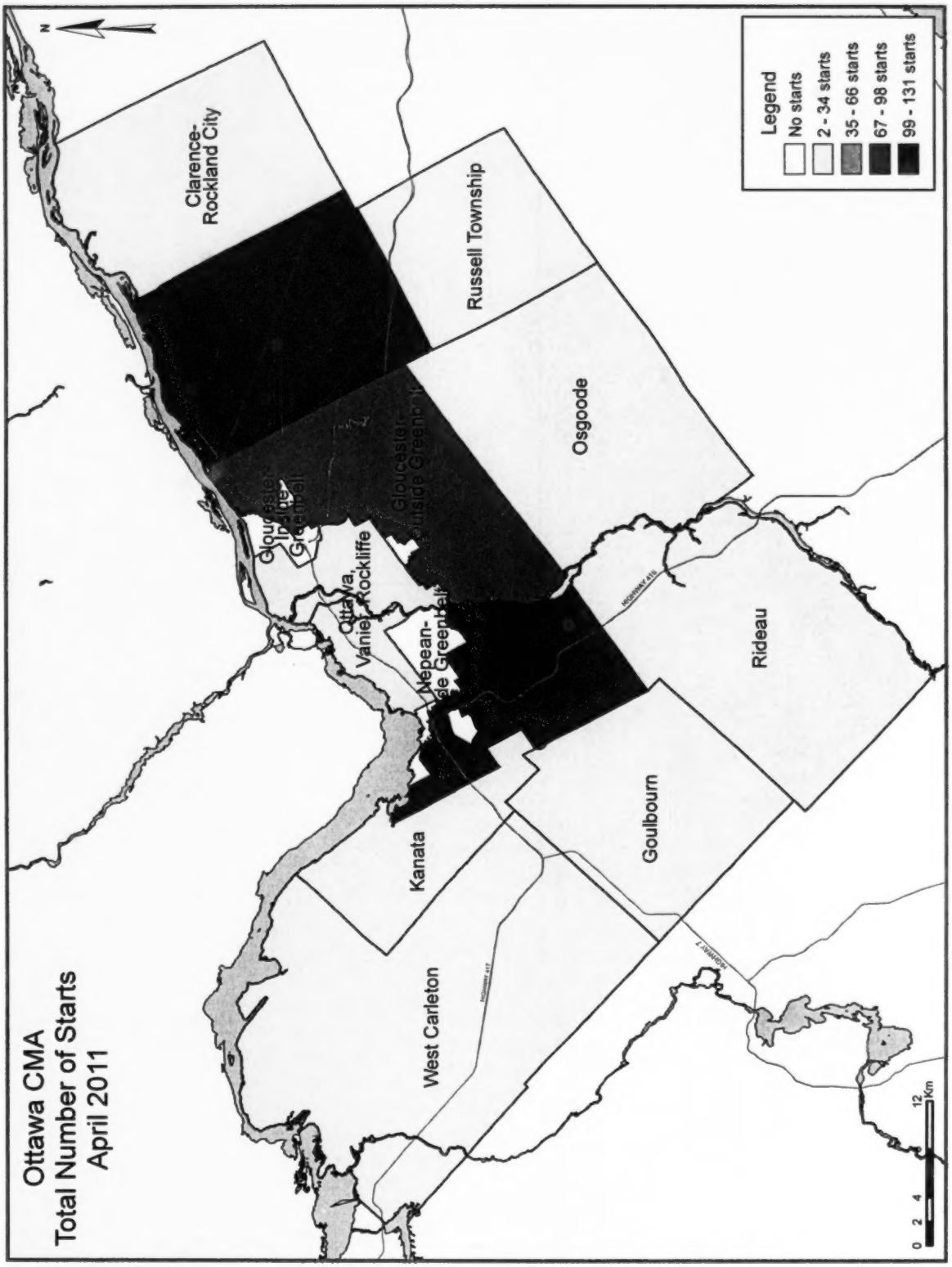
expected given the growing influence of first-time home buyers and downsizing empty-nesters.

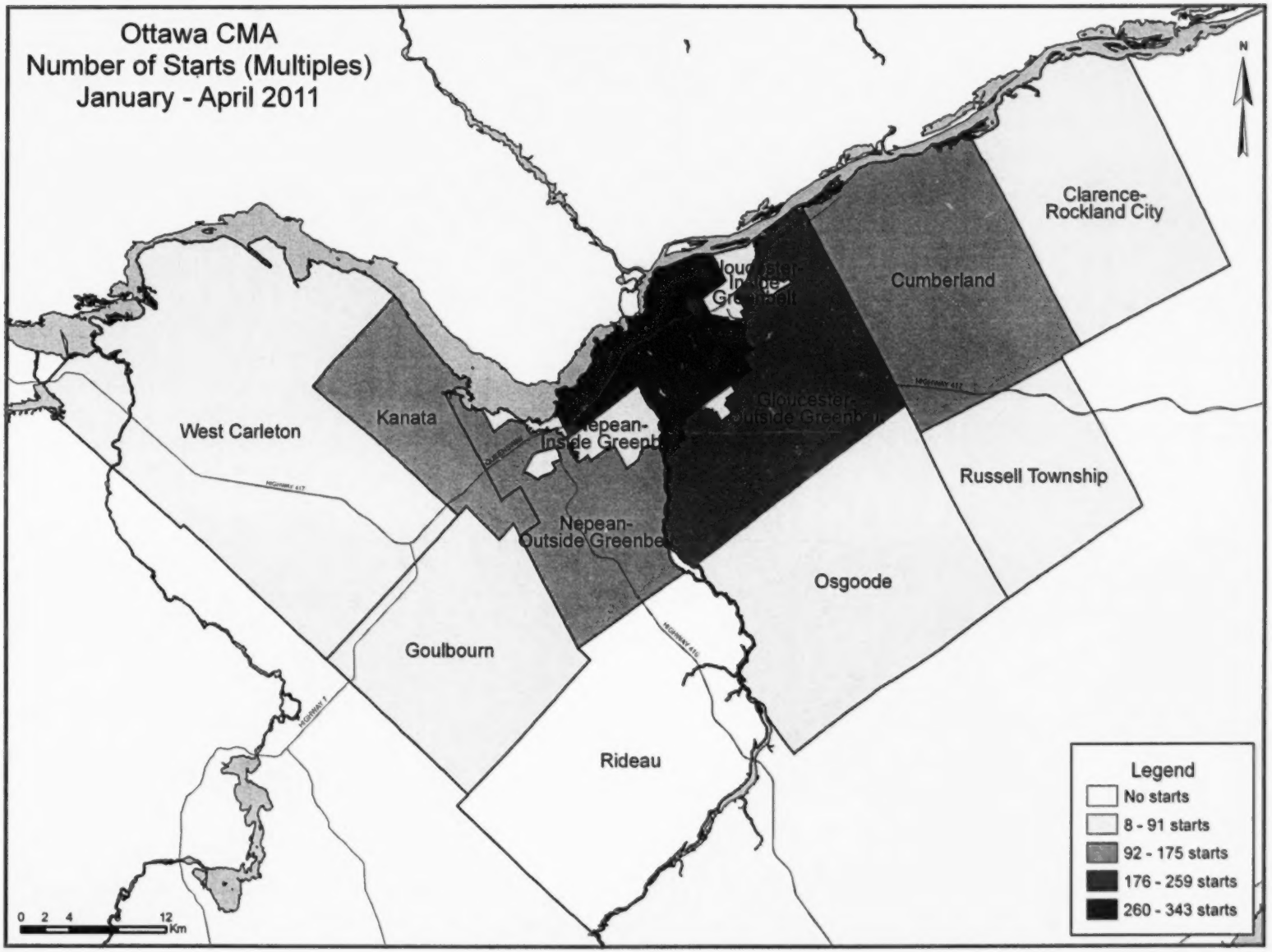
Most of the new foundations were poured in the areas outside the Greenbelt, such as Nepean, Cumberland and Gloucester. These areas combined to almost 70 per cent of total construction in Ottawa. Nevertheless, the heaviest drag on April's total starts came from Nepean, falling behind last April's results by over 100 units. Experiencing also a significant decrease were the areas of Kanata and Goulbourn. Most of the other smaller suburban areas post comparable or higher levels of construction than last April.

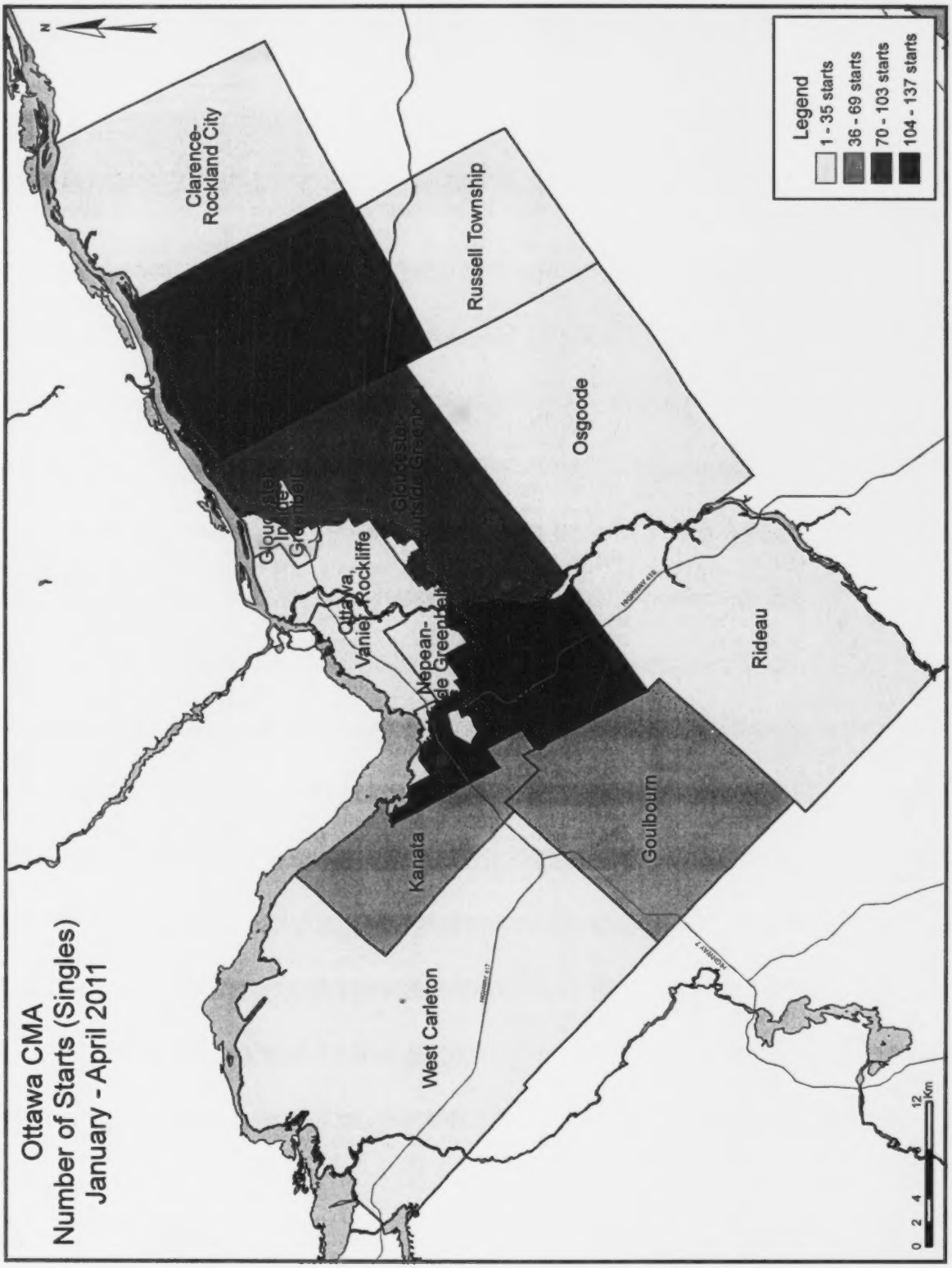
Total housing construction, on a year-to-date basis, almost matched last year's pace with 1,542 new units. The strong apartment construction in the City Core and Vanier has been offset by the continuing weakness in single-detached houses across most Ottawa areas, indicating a clear preference for higher-dentisity, more affordable types of housing. While the East side gains in Gloucester were offset by losses in Cumberland, on the West side Nepean, Kanata, Goulbourn and West Carleton remain below last year's pace.

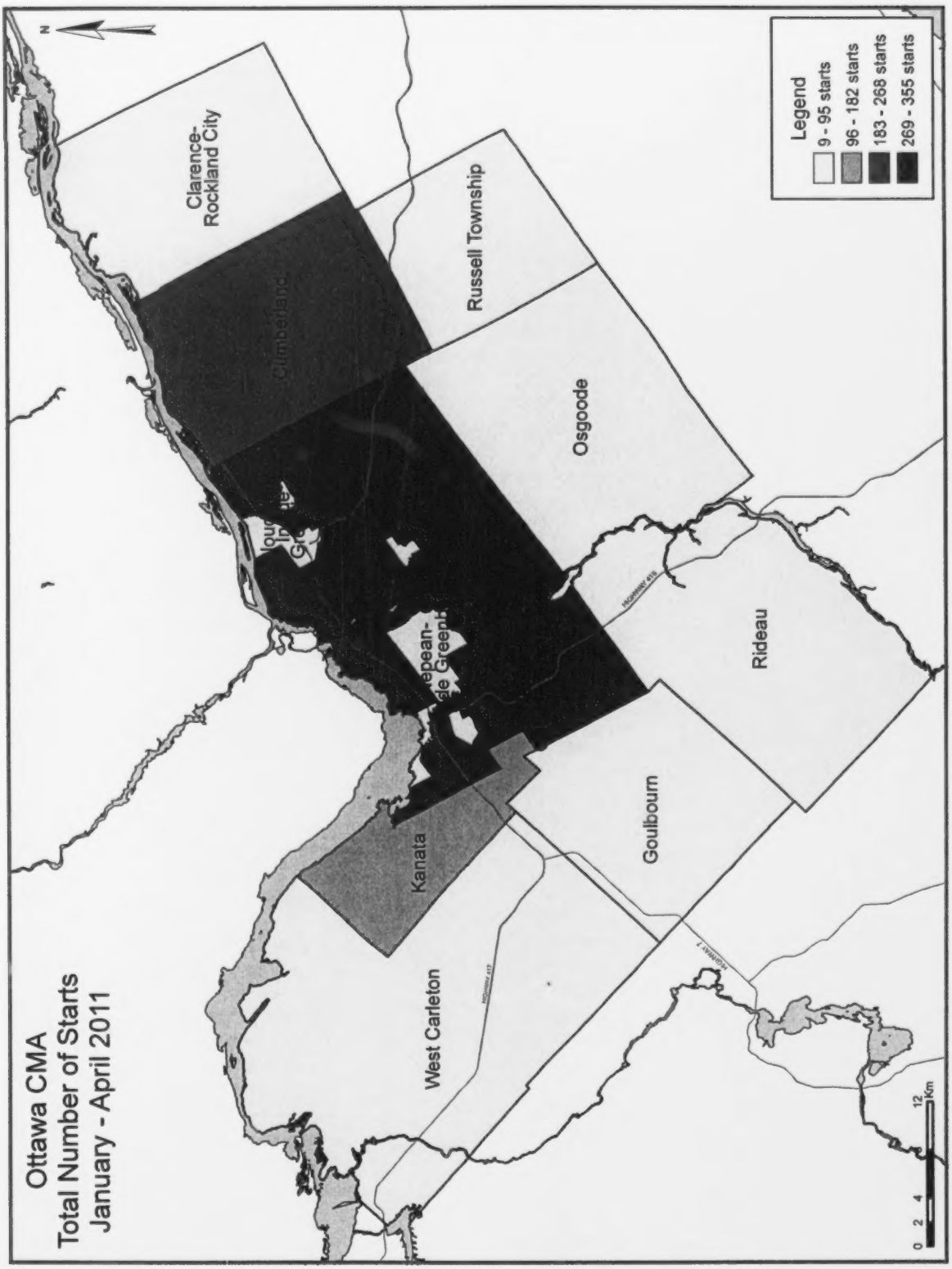
Ottawa CMA
Number of Starts (Multiples)
April 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean-
de Greenbelt
Kanata
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 7
HIGHWAY 416
0 2 4 12
Km
Legend
No starts
2 - 24 starts
25 - 46 starts
47 - 68 starts
69 - 91 starts


Ottawa CMA
Number of Starts (Singles)
April 2011
N
Clarence-Rockland City
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 15 starts
16 - 29 starts
30 - 43 starts
44 - 57 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
April 2011
Legend
No starts
2 - 34 starts
35 - 66 starts
67 - 98 starts
99 - 131 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Ottawa
Vanier
Rockliffe
Nepean
Gloucester
Outside Greenbelt
Gloucester
Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - April 2011
N
Clarence-
Rockland City
Cumberland
Kanata
West Carleton
Nepean-
Outside Greenbe
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
8 - 91 starts
92 - 175 starts
176 - 259 starts
260 - 343 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - April 2011
Legend
1 - 35 starts
36 - 69 starts
70 - 103 starts
104 - 137 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Ottawa Vanier Rockcliffe
Nepean-
Gloucester Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - April 2011
Legend
9 - 95 starts
96 - 182 starts
183 - 268 starts
269 - 355 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	173	26	225	0	0	16	0	6	446
April 2010	220	44	165	0	0	72	5	0	506
% Change	-21.4	-40.9	36.4	n/a	n/a	-77.8	-100.0	n/a	-11.9
Year-to-date 2011	514	84	570	0	0	367	1	6	1,542
Year-to-date 2010	673	100	536	0	0	212	9	18	1,548
% Change	-23.6	-16.0	6.3	n/a	n/a	73.1	-88.9	-66.7	-0.4
UNDER CONSTRUCTION									
April 2011	1,050	164	1,328	0	3	2,001	9	309	4,864
April 2010	1,472	228	1,621	0	0	1,635	20	203	5,179
% Change	-28.7	-28.1	-18.1	n/a	n/a	22.4	-55.0	52.2	-6.1
COMPLETIONS									
April 2011	175	30	106	0	0	12	0	0	323
April 2010	280	26	165	0	0	12	15	0	498
% Change	-37.5	15.4	-35.8	n/a	n/a	0.0	-100.0	n/a	-35.1
Year-to-date 2011	635	114	627	0	16	402	5	55	1,854
Year-to-date 2010	822	80	416	0	18	490	21	8	1,855
% Change	-22.7	42.5	50.7	n/a	-11.1	-18.0	-76.2	***	-0.1
COMPLETED & NOT ABSORBED									
April 2011	33	31	113	0	9	142	4	58	390
April 2010	14	11	109	0	1	134	5	62	336
% Change	135.7	181.8	3.7	n/a	***	6.0	-20.0	-6.5	16.1
ABSORBED									
April 2011	176	26	98	0	0	46	0	0	346
April 2010	285	26	160	0	0	16	12	4	503
% Change	-38.2	0.0	-38.8	n/a	n/a	187.5	-100.0	-100.0	-31.2
Year-to-date 2011	630	105	603	0	16	389	2	59	1,804
Year-to-date 2010	823	83	412	0	18	504	18	29	1,887
% Change	-23.5	26.5	46.4	n/a	-11.1	-22.8	-88.9	103.4	-4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2011	152	24	225	0	0	16	0	0	417
April 2010	191	44	159	0	0	72	5	0	471
Ottawa, Vanier, Rockcliffe									
April 2011	3	8	4	0	0	16	0	0	31
April 2010	8	4	16	0	0	0	5	0	33
Nepean inside greenbelt									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2011	40	6	85	0	0	0	0	0	131
April 2010	54	16	94	0	0	72	0	0	236
Gloucester inside greenbelt									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2011	25	6	38	0	0	0	0	0	69
April 2010	30	8	8	0	0	0	0	0	46
Kanata									
April 2011	7	0	19	0	0	0	0	0	26
April 2010	16	8	11	0	0	0	0	0	35
Cumberland									
April 2011	57	2	47	0	0	0	0	0	106
April 2010	39	0	24	0	0	0	0	0	63
Goulbourn									
April 2011	12	0	6	0	0	0	0	0	18
April 2010	17	8	6	0	0	0	0	0	31
West Carleton									
April 2011	5	2	3	0	0	0	0	0	10
April 2010	8	0	0	0	0	0	0	0	8
Rideau									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	2	0	0	0	0	0	0	0	2
Osgoode									
April 2011	1	0	23	0	0	0	0	0	24
April 2010	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
April 2011	19	0	0	0	0	0	0	6	25
April 2010	14	0	6	0	0	0	0	0	20
Russell Township									
April 2011	2	2	0	0	0	0	0	0	4
April 2010	15	0	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
April 2011	173	26	225	0	0	16	0	6	446
April 2010	220	44	165	0	0	72	5	0	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2011	954	158	1,316	0	3	1,985	6	255	4,677
April 2010	1,363	228	1,607	0	0	1,635	20	203	5,056
Ottawa, Vanier, Rockcliffe									
April 2011	59	60	36	0	3	1,412	1	40	1,611
April 2010	58	60	155	0	0	965	4	203	1,445
Nepean inside greenbelt									
April 2011	6	10	28	0	0	24	0	69	137
April 2010	5	0	36	0	0	57	0	0	98
Nepean outside greenbelt									
April 2011	266	48	346	0	0	247	0	0	907
April 2010	325	38	424	0	0	232	0	0	1,019
Gloucester inside greenbelt									
April 2011	10	0	44	0	0	0	5	0	59
April 2010	11	12	24	0	0	0	0	0	47
Gloucester outside greenbelt									
April 2011	107	34	214	0	0	66	0	0	421
April 2010	200	60	110	0	0	92	0	0	462
Kanata									
April 2011	123	0	335	0	0	56	0	146	660
April 2010	208	42	375	0	0	8	0	0	633
Cumberland									
April 2011	174	4	206	0	0	148	0	0	532
April 2010	234	0	273	0	0	257	16	0	780
Goulbourn									
April 2011	92	0	67	0	0	32	0	0	191
April 2010	157	14	107	0	0	24	0	0	302
West Carleton									
April 2011	45	2	17	0	0	0	0	0	64
April 2010	62	2	103	0	0	0	0	0	167
Rideau									
April 2011	21	0	0	0	0	0	0	0	21
April 2010	16	0	0	0	0	0	0	0	16
Osgoode									
April 2011	51	0	23	0	0	0	0	0	74
April 2010	87	0	0	0	0	0	0	0	87
Clarence-Rockland City									
April 2011	88	4	12	0	0	10	3	50	167
April 2010	75	0	14	0	0	0	0	0	89
Russell Township									
April 2011	8	2	0	0	0	6	0	4	20
April 2010	34	0	0	0	0	0	0	0	34
Ottawa-Gatineau CMA (Ontario portion)									
April 2011	1,050	164	1,328	0	3	2,001	9	309	4,864
April 2010	1,472	228	1,621	0	0	1,635	20	203	5,179

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2011	165	26	100	0	0	12	0	0	303
April 2010	267	26	165	0	0	12	11	0	481
Ottawa, Vanier, Rockcliffe									
April 2011	5	6	0	0	0	0	0	0	11
April 2010	18	10	0	0	0	0	9	0	37
Nepean inside greenbelt									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
April 2011	57	16	37	0	0	0	0	0	110
April 2010	82	0	65	0	0	0	0	0	147
Gloucester inside greenbelt									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	1	2	0	0	0	0	0	0	3
Gloucester outside greenbelt									
April 2011	19	2	20	0	0	12	0	0	53
April 2010	34	4	9	0	0	12	2	0	61
Kanata									
April 2011	5	2	29	0	0	0	0	0	36
April 2010	15	0	58	0	0	0	0	0	73
Cumberland									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	43	0	16	0	0	0	0	0	59
Goulbourn									
April 2011	34	0	14	0	0	0	0	0	48
April 2010	25	8	0	0	0	0	0	0	33
West Carleton									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	38	0	13	0	0	0	0	0	51
Rideau									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	4	0	0	0	0	0	0	0	4
Osgoode									
April 2011	27	0	0	0	0	0	0	0	27
April 2010	6	0	4	0	0	0	0	0	10
Clarence-Rockland City									
April 2011	8	4	6	0	0	0	0	0	18
April 2010	9	0	0	0	0	0	0	0	9
Russell Township									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	4	0	0	0	0	0	4	0	8
Ottawa-Gatineau CMA (Ontario portion)									
April 2011	175	30	106	0	0	12	0	0	323
April 2010	280	26	165	0	0	12	15	0	498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2011	30	31	113	0	9	130	4	58	375
April 2010	13	11	109	0	1	122	5	62	323
Ottawa, Vanier, Rockcliffe									
April 2011	6	12	5	0	8	95	0	0	126
April 2010	0	7	4	0	0	96	4	0	111
Nepean inside greenbelt									
April 2011	0	0	0	0	0	0	0	4	4
April 2010	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
April 2011	3	4	18	0	1	19	1	0	46
April 2010	6	2	24	0	1	8	1	0	42
Gloucester inside greenbelt									
April 2011	0	0	3	0	0	4	3	0	10
April 2010	0	0	1	0	0	5	0	0	6
Gloucester outside greenbelt									
April 2011	7	9	33	0	0	3	0	0	52
April 2010	4	0	21	0	0	13	0	0	38
Kanata									
April 2011	2	5	29	0	0	2	0	54	92
April 2010	0	0	30	0	0	0	0	58	88
Cumberland									
April 2011	8	0	4	0	0	4	0	0	16
April 2010	0	0	18	0	0	0	0	0	18
Goulbourn									
April 2011	0	1	20	0	0	0	0	0	21
April 2010	0	1	7	0	0	0	0	0	8
West Carleton									
April 2011	2	0	1	0	0	0	0	0	3
April 2010	1	0	3	0	0	0	0	0	4
Rideau									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Osgoode									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	1	1	1	0	0	0	0	0	3
Clarence-Rockland City									
April 2011	3	0	0	0	0	12	0	0	15
April 2010	0	0	0	0	0	12	0	0	12
Russell Township									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
April 2011	33	31	113	0	9	142	4	58	390
April 2010	14	11	109	0	1	134	5	62	336

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2011	166	22	92	0	0	46	0	0	326
April 2010	268	26	160	0	0	16	8	4	482
Ottawa, Vanier, Rockcliffe									
April 2011	4	2	1	0	0	8	0	0	15
April 2010	18	10	0	0	0	4	6	0	38
Nepean inside greenbelt									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	1	2	1	0	0	0	0	4	8
Nepean outside greenbelt									
April 2011	56	15	28	0	0	1	0	0	100
April 2010	80	0	63	0	0	0	0	0	143
Gloucester inside greenbelt									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	1	2	2	0	0	0	0	0	5
Gloucester outside greenbelt									
April 2011	19	2	15	0	0	23	0	0	59
April 2010	34	4	10	0	0	12	2	0	62
Kanata									
April 2011	5	2	29	0	0	0	0	0	36
April 2010	15	0	50	0	0	0	0	0	65
Cumberland									
April 2011	11	0	2	0	0	13	0	0	26
April 2010	46	0	16	0	0	0	0	0	62
Goulbourn									
April 2011	34	1	17	0	0	0	0	0	52
April 2010	26	8	3	0	0	0	0	0	37
West Carleton									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	37	0	12	0	0	0	0	0	49
Rideau									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	4	0	0	0	0	0	0	0	4
Osgoode									
April 2011	26	0	0	0	0	0	0	0	26
April 2010	6	0	3	0	0	0	0	0	9
Clarence-Rockland City									
April 2011	8	4	6	0	0	0	0	0	18
April 2010	9	0	0	0	0	0	0	0	9
Russell Township									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	8	0	0	0	0	0	4	0	12
Ottawa-Gatineau CMA (Ontario portion)									
April 2011	176	26	98	0	0	46	0	0	346
April 2010	285	26	160	0	0	16	12	4	503

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Ottawa City	152	191	24	44	225	164	16	72	417	471	-11.5
Ottawa, Vanier, Rockcliffe	3	8	8	4	4	21	16	0	31	33	-6.1
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	40	54	6	16	85	94	0	72	131	236	-44.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	25	30	6	8	38	8	0	0	69	46	50.0
Kanata	7	16	0	8	19	11	0	0	26	35	-25.7
Cumberland	57	39	2	0	47	24	0	0	106	63	68.3
Goulbourn	12	17	0	8	6	6	0	0	18	31	-41.9
West Carleton	5	8	2	0	3	0	0	0	10	8	25.0
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	1	17	0	0	23	0	0	0	24	17	41.2
Clarence-Rockland City	19	14	0	0	0	6	6	0	25	20	25.0
Russell Township	2	15	2	0	0	0	0	0	4	15	-73.3
Ottawa-Gatineau CMA (Ontario Portion)	173	220	26	44	225	170	22	72	446	506	-11.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	480	622	83	100	570	527	351	230	1,484	1,479	0.3
Ottawa, Vanier, Rockcliffe	12	20	29	12	15	21	299	44	355	97	**
Nepean inside greenbelt	1	2	0	0	0	24	8	12	9	38	-76.3
Nepean outside greenbelt	137	124	20	20	155	180	0	104	312	428	-27.1
Gloucester inside greenbelt	5	2	0	4	11	10	0	0	16	16	0.0
Gloucester outside greenbelt	90	102	30	42	137	41	12	10	269	195	37.9
Kanata	41	85	0	12	104	85	0	8	145	190	-23.7
Cumberland	107	135	2	0	83	125	24	28	216	288	-25.0
Goulbourn	41	66	0	10	35	6	8	24	84	106	-20.8
West Carleton	18	26	2	0	7	35	0	0	27	61	-55.7
Rideau	11	9	0	0	0	0	0	0	11	9	22.2
Osgoode	17	51	0	0	23	0	0	0	40	51	-21.6
Clarence-Rockland City	30	29	0	0	0	14	16	0	46	43	7.0
Russell Township	4	22	2	0	0	4	6	0	12	26	-53.8
Ottawa-Gatineau CMA (Ontario Portion)	514	673	85	100	570	545	373	230	1,542	1,548	-0.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Ottawa City	225	159	0	5	16	72	0	0
Ottawa, Vanier, Rockcliffe	4	16	0	5	16	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	85	94	0	0	0	72	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	38	8	0	0	0	0	0	0
Kanata	19	11	0	0	0	0	0	0
Cumberland	47	24	0	0	0	0	0	0
Goulbourn	6	6	0	0	0	0	0	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	23	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	0	0	6	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	225	165	0	5	16	72	6	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	570	522	0	5	351	212	0	18
Ottawa, Vanier, Rockcliffe	15	16	0	5	299	26	0	18
Nepean inside greenbelt	0	24	0	0	8	12	0	0
Nepean outside greenbelt	155	180	0	0	0	104	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	137	41	0	0	12	10	0	0
Kanata	104	85	0	0	0	8	0	0
Cumberland	83	125	0	0	24	28	0	0
Goulbourn	35	6	0	0	8	24	0	0
West Carleton	7	35	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	23	0	0	0	0	0	0	0
Clarence-Rockland City	0	14	0	0	10	0	6	0
Russell Township	0	0	0	4	6	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	570	536	0	9	367	212	6	18

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Ottawa City	401	394	16	72	0	5	417	471
Ottawa, Vanier, Rockcliffe	15	28	16	0	0	5	31	33
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	131	164	0	72	0	0	131	236
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	69	46	0	0	0	0	69	46
Kanata	26	35	0	0	0	0	26	35
Cumberland	106	63	0	0	0	0	106	63
Goulbourn	18	31	0	0	0	0	18	31
West Carleton	10	8	0	0	0	0	10	8
Rideau	2	2	0	0	0	0	2	2
Osgoode	24	17	0	0	0	0	24	17
Clarence-Rockland City	19	20	0	0	6	0	25	20
Russell Township	4	15	0	0	0	0	4	15
Ottawa-Gatineau CMA (Ontario Portion)	424	429	16	72	6	5	446	506

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,132	1,244	351	212	1	23	1,484	1,479
Ottawa, Vanier, Rockcliffe	55	48	299	26	1	23	355	97
Nepean inside greenbelt	1	26	8	12	0	0	9	38
Nepean outside greenbelt	312	324	0	104	0	0	312	428
Gloucester inside greenbelt	16	16	0	0	0	0	16	16
Gloucester outside greenbelt	257	185	12	10	0	0	269	195
Kanata	145	182	0	8	0	0	145	190
Cumberland	192	260	24	28	0	0	216	288
Goulbourn	76	82	8	24	0	0	84	106
West Carleton	27	61	0	0	0	0	27	61
Rideau	11	9	0	0	0	0	11	9
Osgoode	40	51	0	0	0	0	40	51
Clarence-Rockland City	30	43	10	0	6	0	46	43
Russell Township	6	22	6	0	0	4	12	26
Ottawa-Gatineau CMA (Ontario Portion)	1,168	1,309	367	212	7	27	1,542	1,548

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Ottawa City	165	267	26	28	100	174	12	12	303	481	-37.0
Ottawa, Vanier, Rockcliffe	5	18	6	10	0	9	0	0	11	37	-70.3
Nepean inside greenbelt	3	1	0	2	0	0	0	0	3	3	0.0
Nepean outside greenbelt	57	82	16	0	37	65	0	0	110	147	-25.2
Gloucester inside greenbelt	1	1	0	2	0	0	0	0	1	3	-66.7
Gloucester outside greenbelt	19	34	2	6	20	9	12	12	53	61	-13.1
Kanata	5	15	2	0	29	58	0	0	36	73	-50.7
Cumberland	6	43	0	0	0	16	0	0	6	59	-89.8
Goulbourn	34	25	0	8	14	0	0	0	48	33	45.5
West Carleton	7	38	0	0	0	13	0	0	7	51	-86.3
Rideau	1	4	0	0	0	0	0	0	1	4	-75.0
Osgoode	27	6	0	0	0	4	0	0	27	10	170.0
Clarence-Rockland City	8	9	4	0	6	0	0	0	18	9	100.0
Russell Township	2	4	0	0	0	4	0	0	2	8	-75.0
Ottawa-Gatineau CMA (Ontario Portion)	175	280	30	28	106	178	12	12	323	498	-35.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	572	758	108	78	640	428	447	464	1,767	1,728	2.3
Ottawa, Vanier, Rockcliffe	22	57	30	18	18	15	252	391	322	481	-33.1
Nepean inside greenbelt	12	5	0	2	0	0	0	0	12	7	71.4
Nepean outside greenbelt	121	233	28	2	184	155	46	25	379	415	-8.7
Gloucester inside greenbelt	11	7	2	2	7	3	0	0	20	12	66.7
Gloucester outside greenbelt	83	86	16	20	89	61	48	12	236	179	31.8
Kanata	56	73	8	10	179	106	0	0	243	189	28.6
Cumberland	61	113	6	8	83	44	101	36	251	201	24.9
Goulbourn	102	67	16	12	80	27	0	0	198	106	86.8
West Carleton	41	68	0	0	0	13	0	0	41	81	-49.4
Rideau	12	19	0	0	0	0	0	0	12	19	-36.8
Osgoode	51	30	2	4	0	4	0	0	53	38	39.5
Clarence-Rockland City	52	53	4	4	6	15	10	34	72	106	-32.1
Russell Township	11	11	4	2	0	8	0	0	15	21	-28.6
Ottawa-Gatineau CMA (Ontario Portion)	635	822	116	84	646	451	457	498	1,854	1,855	-0.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Ottawa City	100	165	0	9	12	12	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	9	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	37	65	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	9	0	0	12	12	0	0
Kanata	29	58	0	0	0	0	0	0
Cumberland	0	16	0	0	0	0	0	0
Goulbourn	14	0	0	0	0	0	0	0
West Carleton	0	13	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	0	0
Russell Township	0	0	0	4	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	106	165	0	13	12	12	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	637	419	3	9	392	456	55	8
Ottawa, Vanier, Rockcliffe	18	6	0	9	197	383	55	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	184	155	0	0	46	25	0	0
Gloucester inside greenbelt	4	3	3	0	0	0	0	0
Gloucester outside greenbelt	89	61	0	0	48	12	0	0
Kanata	179	106	0	0	0	0	0	0
Cumberland	83	44	0	0	101	36	0	0
Goulbourn	80	27	0	0	0	0	0	0
West Carleton	0	13	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	6	15	0	0	10	34	0	0
Russell Township	0	0	0	8	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	643	434	3	17	402	490	55	8

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Ottawa City	291	458	12	12	0	11	303	481
Ottawa, Vanier, Rockcliffe	11	28	0	0	0	9	11	37
Nepean inside greenbelt	3	3	0	0	0	0	3	3
Nepean outside greenbelt	110	147	0	0	0	0	110	147
Gloucester inside greenbelt	1	3	0	0	0	0	1	3
Gloucester outside greenbelt	41	47	12	12	0	2	53	61
Kanata	36	73	0	0	0	0	36	73
Cumberland	6	59	0	0	0	0	6	59
Goulbourn	48	33	0	0	0	0	48	33
West Carleton	7	51	0	0	0	0	7	51
Rideau	1	4	0	0	0	0	1	4
Osgoode	27	10	0	0	0	0	27	10
Clarence-Rockland City	18	9	0	0	0	0	18	9
Russell Township	2	4	0	0	0	4	2	8
Ottawa-Gatineau CMA (Ontario Portion)	311	471	12	12	0	15	323	498

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,299	1,235	408	474	60	19	1,767	1,728
Ottawa, Vanier, Rockcliffe	60	81	205	383	57	17	322	481
Nepean inside greenbelt	12	7	0	0	0	0	12	7
Nepean outside greenbelt	333	390	46	25	0	0	379	415
Gloucester inside greenbelt	17	12	0	0	3	0	20	12
Gloucester outside greenbelt	188	147	48	30	0	2	236	179
Kanata	243	189	0	0	0	0	243	189
Cumberland	142	165	109	36	0	0	251	201
Goulbourn	198	106	0	0	0	0	198	106
West Carleton	41	81	0	0	0	0	41	81
Rideau	12	19	0	0	0	0	12	19
Osgoode	53	38	0	0	0	0	53	38
Clarence-Rockland City	62	70	10	34	0	2	72	106
Russell Township	15	13	0	0	0	8	15	21
Ottawa-Gatineau CMA (Ontario Portion)	1,376	1,318	418	508	60	29	1,854	1,855

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2011	0	0.0	11	8.3	26	19.5	58	43.6	38	28.6	133	471,900	487,734
April 2010	14	6.4	51	23.2	52	23.6	60	27.3	43	19.5	220	418,450	429,405
Year-to-date 2011	1	0.2	24	5.5	85	19.4	184	42.0	144	32.9	438	473,195	498,689
Year-to-date 2010	53	9.0	163	27.7	137	23.3	150	25.5	85	14.5	588	398,990	417,406
Ottawa, Vanier, Rockcliffe													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	702,000	708,647
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	26.3	14	73.7	19	664,900	645,658
Nepean inside greenbelt													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
April 2011	0	0.0	8	14.3	14	25.0	25	44.6	9	16.1	56	470,945	448,460
April 2010	1	1.3	9	11.5	9	11.5	39	50.0	20	25.6	78	461,400	454,136
Year-to-date 2011	0	0.0	13	11.1	26	22.2	51	43.6	27	23.1	117	474,990	468,190
Year-to-date 2010	22	9.9	65	29.3	39	17.6	71	32.0	25	11.3	222	398,990	404,428
Gloucester inside greenbelt													
April 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Gloucester outside greenbelt													
April 2011	0	0.0	0	0.0	4	26.7	4	26.7	7	46.7	15	497,900	508,813
April 2010	1	3.3	6	20.0	11	36.7	5	16.7	7	23.3	30	411,900	435,096
Year-to-date 2011	0	0.0	1	1.4	15	21.1	37	52.1	18	25.4	71	464,900	477,010
Year-to-date 2010	1	1.3	8	10.7	32	42.7	23	30.7	11	14.7	75	419,900	434,280
Kanata													
April 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
April 2010	0	0.0	3	27.3	6	54.5	1	9.1	1	9.1	11	384,900	396,627
Year-to-date 2011	0	0.0	1	1.8	13	23.2	17	30.4	25	44.6	56	476,200	504,473
Year-to-date 2010	9	14.1	29	45.3	9	14.1	11	17.2	6	9.4	64	369,300	395,335
Cumberland													
April 2011	0	0.0	2	22.2	1	11.1	6	66.7	0	0.0	9	--	--
April 2010	6	14.0	17	39.5	14	32.6	3	7.0	3	7.0	43	373,400	378,151
Year-to-date 2011	1	2.0	5	10.0	8	16.0	30	60.0	6	12.0	50	434,900	444,504
Year-to-date 2010	13	11.9	37	33.9	33	30.3	16	14.7	10	9.2	109	383,900	389,047
Goulbourn													
April 2011	0	0.0	1	3.2	5	16.1	18	58.1	7	22.6	31	460,900	476,786
April 2010	1	3.8	6	23.1	8	30.8	6	23.1	5	19.2	26	402,195	435,310
Year-to-date 2011	0	0.0	3	3.3	18	19.6	38	41.3	33	35.9	92	462,400	493,551
Year-to-date 2010	3	5.1	13	22.0	19	32.2	18	30.5	6	10.2	59	406,100	420,191

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	5	20.8	10	41.7	4	16.7	4	16.7	1	4.2	24	336,990	361,522
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2010	5	16.1	11	35.5	5	16.1	5	16.1	5	16.1	31	355,990	409,107
Rideau													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Osgoode													
April 2011	0	0.0	0	0.0	1	7.7	3	23.1	9	69.2	13	599,900	646,177
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	4.2	4	16.7	5	20.8	14	58.3	24	583,450	638,825
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Clarence-Rockland City													
April 2011	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
April 2010	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	20	60.6	10	30.3	3	9.1	0	0.0	0	0.0	33	280,900	302,584
Year-to-date 2010	23	52.3	18	40.9	3	6.8	0	0.0	0	0.0	44	299,400	298,467
Russell Township													
April 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2010	2	25.0	3	37.5	2	25.0	1	12.5	0	0.0	8	--	--
Year-to-date 2011	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2010	6	46.2	4	30.8	2	15.4	1	7.7	0	0.0	13	305,000	329,214
Ottawa-Gatineau CMA (Ontario portion)													
April 2011	2	1.4	15	10.7	27	19.3	58	41.4	38	27.1	140	465,400	480,190
April 2010	21	8.9	57	24.2	54	22.9	61	25.8	43	18.2	236	405,945	422,748
Year-to-date 2011	21	4.4	39	8.2	90	18.8	184	38.5	144	30.1	478	465,445	483,153
Year-to-date 2010	82	12.7	185	28.7	142	22.0	151	23.4	85	13.2	645	391,900	407,515

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2011						
Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	487,734	429,405	13.6	498,689	417,406	19.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	708,647	645,658	9.8
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	448,460	454,136	-1.2	468,190	404,428	15.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	508,813	435,096	16.9	477,010	434,280	9.8
Kanata	--	396,627	n/a	504,473	395,335	27.6
Cumberland	--	378,151	n/a	444,504	389,047	14.3
Goulbourn	476,786	435,310	9.5	493,551	420,191	17.5
West Carleton	--	361,522	n/a	--	409,107	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	646,177	--	n/a	638,825	--	n/a
Clarence-Rockland City	--	--	n/a	302,584	298,467	1.4
Russell Township	--	--	n/a	--	329,214	n/a
Ottawa-Gatineau CMA (Ontario Portion)	480,190	422,748	13.6	483,153	407,515	18.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,[illegible]9	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,145	2,832	2,083	55.0	352,029	5.4	347,417
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	Q1 2011	2,876	-14.7		6,290			340,117	4.5	
	YTD 2010	5,227	27.1		9,263			328,359	13.3	
	YTD 2011	4,425	-15.3		9,122			344,287	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	991
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	984
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	969
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	973
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	981
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	990
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	992
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	999
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,006
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,010
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	1,003
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,019
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69		120.0	522	6.3	72.2	1,024
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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